

Exhibit A to Resolution 2009-25

CONDITIONS OF APPROVAL

Youngker Zone Change and Minor Community Plan Amendment

ZC2009-1 and CPA2009-1

As approved by the Planning and Zoning Commission, May 5, 2009

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. Prior to the issuance of grading and building permits, the applicant shall satisfy the following condition and provide written documentation of such compliance to staff:
 - Any easements necessary for utilities and/or access shall be provided to the satisfaction of the City Engineer.
3. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Zoning Change approval.